

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
**Minutes of Meeting No. 2859**

Wednesday, February 2, 1:00 p.m.  
City Council Chamber  
One Technology Center – 175 E. 2nd Street, 2nd Floor

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Bayles	Covey	Foster	Jordan, COT
Blair	Craddock	Hoyt	Ling, COT
Reeds	Kimbrel	Miller	Stephens, Legal
Shivel	Krug	Siers	VanValkenburgh, Legal
Walker	Zalk	Sawyer	
Whitlock		Wilkerson	

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday January 27, 2022 at 1:38 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

After declaring a quorum present, Chair Walker called the meeting to order at 1:00 p.m.

Mr. Shivel read the opening statement and rules of conduct for the TMAPC meeting.

**REPORTS:**

**Chairman’s Report:**

None

Mr. Walker stated a work session will be held on February 16, 2022 immediately following the regular meeting. Topics include: planitulsa update, Zoning Code amendments and Neighborhood Health Assessments.

**Director’s Report:**

Ms. Miller reported on Board of County Commissioner actions and other special projects.

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**Minutes:**

1. Minutes of January 19, 2022 Meeting No. 2858

Approval of the minutes of **January 19, 2022 Meeting No. 2858**

**TMAPC Action; 6 members present:**

On **MOTION** of **SHIVEL**, the TMAPC voted 6-0-0 (Bayles, Blair, Reeds, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Covey, Craddock, Kimbrel, Krug, Zalk, “absent”) to **APPROVE** the minutes of January 19, 2022 Meeting No. 2858

**CONSENT AGENDA**

**All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.**

2. **PUD-759-A-3 Mark Bullock** (CD 8) Location: Northwest corner of South Sheridan Road and East 121st Street South requesting a **PUD Minor Amendment** to reallocate floor area to permit a lot split

**STAFF RECOMMENDATION:**

**SECTION I:** PUD-759-A-3 Minor Amendment

Amendment Request: Modify the PUD Development Standards to reallocate floor area for Development Area B, Tract 1-C to permit a lot split.

Currently, Development Area B, Tract 1-C has an allowed floor area of 25,550 sf. The applicant is proposing to split the lot that comprises Tract 1-C into two lots, as shown on the exhibit provided by the applicant and to allocate a portion of the allowable floor area to each lot. Parcel 1 (Eastern Lot) would be allocated 15,792 sf and Parcel 2 (Western Lot) would be allocated 9,758 sf.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

*“Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered.”*

Staff has reviewed the request and determined:

- 1) PUD-759-A-3 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-759-A.

- 2) All remaining development standards defined in PUD-759-A and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to reallocate floor area for Development Area B, Tract 1-C as proposed.

3. **PUD-823-A-1 Heather Mize** (CD 5) Location: Northwest corner of South Sheridan Road and East 46th Street South requesting a **PUD Minor Amendment** to increase building height and revise building facade requirements

**STAFF RECOMMENDATION:**

**SECTION I:** PUD-823-A-1 Minor Amendment

Amendment Request: Modify the PUD Development Standards to increase the maximum building height and revise the building façade requirements

The applicant is proposing to construct a retail restaurant supply store, as illustrated on the plans provided by the applicant. Currently, the development standards limit the building height within the PUD to 25 ft. The applicant is proposing to increase this to 35 ft. Additionally, the PUD currently limits the materials that can be used on the building façade, which includes a stone or brick veneer band on the lower portion of the building, with EIFS above the band and aluminum and glass storefronts facing north and south. The applicant is proposing to revise these requirements to allow painted concrete walls and a painted metal parking/loading canopy as well as aluminum and glass storefront doors and a painted metal rolling steel door facing east and overhead sectional doors facing west.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

*“Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered.”*

Staff has reviewed the request and determined:

- 1) PUD-823-A-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-823-A.

- 2) All remaining development standards defined in PUD-823-A and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to increase the building height and revise the building façade requirements.

**TMAPC Action; 6 members present:**

On **MOTION** of **REEDS**, the TMAPC voted 6-0-0 (Bayles, Blair, Reeds, Shivel, Walker, Whitlock, “aye”; no “nays”; none “abstaining”; Covey, Craddock, Kimbrel, Krug, Zalk, “absent”) to **APPROVE** Items 2 to 3 per staff recommendation.

**PUBLIC HEARING - REZONING**

**4. PUD-171-A Lou Reynolds** (CD 8) Location: Northwest corner of East 81st Street South and South Sheridan Road requesting a **PUD Major Amendment** to add Self-Service Storage Facility to the permitted uses

**STAFF RECOMMENDATION:**

**SECTION I: PUD-171-A**

**DEVELOPMENT CONCEPT:** The applicant is proposing to add Self-Service Storage Facility to the permitted uses within PUD-171. The current development standards of the PUD limit uses to uses permitted by as a matter of right in the CS district. A major amendment to the PUD is required due to Self-Service Storage Facilities being a Special Exception use in the CS district. If approved, the allowable uses would be those permitted by right in the CS district and Self-Service Storage Facility.

The applicant also proposes that no trucks or trailer trucks shall be parked unless they are actively being loaded or unloaded and that truck trailers or shipping containers shall not be used for storage. No outdoor (open-air) storage of any kind would be permitted.

**DETAILED STAFF RECOMMENDATION:**

PUD-171-A is consistent with the Neighborhood Center vision of the Tulsa Comprehensive Plan and,

PUD-171-A is consistent with the expected development of surrounding properties and,

All remaining development standards defined in PUD-171 and subsequent amendments shall remain in effect, therefore,

**Staff recommends Approval of PUD-171-A as proposed by the applicant.**

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: The site is located within the Neighborhood Center designation of the City of Tulsa Comprehensive Plan.*

#### **Land Use Vision:**

*Land Use Plan map designation:* Neighborhood Center

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

*Areas of Stability and Growth designation:* Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.

#### **Transportation Vision:**

*Major Street and Highway Plan:* E 81<sup>st</sup> St S and S Sheridan Rd are designated as Secondary Arterials

*Trail System Master Plan Considerations:* The GO Plan recommends a Bike Corridor along E 81<sup>st</sup> St S

*Small Area Plan:* None

*Special District Considerations:* None

*Historic Preservation Overlay:* None

### **DESCRIPTION OF EXISTING CONDITIONS:**

*Staff Summary: The site currently contains a commercial shopping center.*

Environmental Considerations: None

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
E 81 <sup>st</sup> St S	Secondary Arterial	100 Feet	4
S Sheridan Rd	Secondary Arterial	100 Feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RM-S/PUD-171	Neighborhood Center	Growth	Multifamily
South	CS/PUD-272	Neighborhood Center	Growth	Gas Station/Church
East	CS/PUD-300	Neighborhood Center	Growth	Shopping Center
West	RM-0/PUD-171	Neighborhood Center	Growth	Multifamily

### SECTION III: Relevant Zoning History

**History: PUD-171-A**

**ZONING ORDINANCE:** Ordinance number 11829 dated June 26, 1970, established zoning for the subject property.

***Subject Property:***

**BOA-20562 August 2007:** The Board of Adjustment **approved** a *Variance* to permit the required distance between ground signs to permit location of 2 ground signs (Section 1103.B.2.b.3), on property located at 8040 South Sheridan Road.

***Surrounding Property:***

**BOA-21100 June 2010:** The Board of Adjustment **denied** a *Variance* to permit the parking requirement for a commercial building from 55 parking spaces to 36 spaces (Section 1200); to permit construction of a new commercial building, on

property located at Northeast corner of East 81<sup>st</sup> Street and South Sheridan Road.

**BOA-21003 November 2009:** The Board of Adjustment **approved** a Verification to permit the spacing requirement for a liquor store of 300 ft. from blood banks, plasma center, day labor hiring centers, bail bond offices, pawn shops, and other liquor stores (Section 1214.C.3), on property located at 8005 South Sheridan Road.

**BOA-20801 November 2008:** The Board of Adjustment **approved** a *Variance* to permit the required parking from 98 to 77 spaces (Section 1211-1213); to permit a restaurant and prep. Kitchen, on property located at 8104 South Sheridan Road.

**Z-5736 January 1982:** All concurred in **approval** of a request for *rezoning* a tract of land from RS-3 to OL on property located 8005 South Sheridan Road East.

**Z-5319 November 1980:** All concurred in **approval** of a request for a *rezoning* a tract of land from AG to RM-0 on property located 7901 South Sheridan Road East.

**The applicant indicated his agreement with staff's recommendation.**

**There were no interested parties wishing to speak.**

On **MOTION** of **SHIVEL**, the TMAPC voted 6-0-0 (Bayles, Blair, Reeds, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Covey, Craddock, Kimbrel, Krug, Zalk, "absent") to recommend **APPROVAL** of the PUD major amendment for PUD-171-A.

**Legal Description for 171-A:**

Lots One (1) and Two (2), Block One (1), H-J PLAZA, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, LESS AND EXCEPT a strip or parcel of land being a part of Lot 1, Block 1, H-J PLAZA, an Addition to the City of Tulsa, Oklahoma, said strip being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 1; Thence Southerly along the East line of Lot 1 a distance of 268 feet; Thence Southwesterly, following said Lot a distance of 21.18 feet to the South line of said Lot 1, Block 1; Thence Westerly along the South line of Lot 1 a distance of 28.44 feet; Thence Northeasterly a distance of 42.74 feet to a point 8 feet West of the East line of said Lot 1, Block 1; Thence Northerly and parallel to the East line of Lot 1 a distance of 259 feet to a point on the North line of Lot 1; Thence Easterly along the North line of said Lot 1 a distance of 8 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT a strip or parcel of land being the East 5 feet and the West 3 feet of the East 8 feet of the South 50 feet of Lot 2, Block 1, H-J PLAZA, an Addition to the City of Tulsa, Oklahoma.

\* \* \* \* \*

**5. Z-7639 Kenneth Brooks** (CD 1) Location: South of the southwest corner of East Apache Street and Martin Luther King Jr. Boulevard requesting rezoning from **RS-3 to CS**

**STAFF RECOMMENDATION:**  
**SECTION I: Z-7639**

**DEVELOPMENT CONCEPT:**

Rezone lot to allow all uses that are permitted in a CS district. The applicant has stated he plans to establish a church use on the site.

**DETAILED STAFF RECOMMENDATION:**

The subject tract and properties abutting the site are included in the Neighborhood Center land use designation that support small scale commercial zoning. The site gains vehicular access from Martin Luther King Jr. Blvd and,

The request for CS zoning expands development opportunities, and the zoning code provides predictable results for the surrounding property owners providing supplemental regulations that will continue to help integrate this site into the surrounding areas and,

Uses allowed in the proposed CS district and normal supplemental regulations are consistent with the Neighborhood Center Land use designation in the City of Tulsa Comprehensive Plan and the Unity Heritage Neighborhood Sector Plan and,

The uses with supplemental regulations identified in the zoning code are compatible with the surrounding proximate properties therefore,

Staff recommends Approval of Z-7639 to rezone property from RS-3 to CS.

**SECTION II: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

Staff Summary:

Executive Summary of the Unity Heritage Neighborhood Sector plan was adopted in 2016. This site is included in the Neighborhood Center land use designation as defined in that plan. Uses and land development regulations identified in the CS zoning district are appropriate in that land use designation.

Land Use Vision:

*Land Use Plan map designation:* Neighborhood Center

Neighborhood Centers: This land use designation should include small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

*Areas of Stability and Growth designation:* Area of Growth

An area of growth is a designation to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

*Major Street and Highway Plan:* None, except the secondary arterial designation.

*Trail System Master Plan Considerations:* None

Small Area Plan: Unity Heritage Neighborhood Sector Plan

Special District Considerations: Z-7639 is included in the Healthy Neighborhood Overlay. The CS zoning district allows small box discount stores, but the overlay would potentially affect the ability to construct that use on this site if others are located within the spacing limit of the overlay.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The lot is vacant and appears to have been developed as a single family residential tract*

Environmental Considerations: None that would affect site redevelopment.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
Martin Luther King Jr. Blvd	Secondary Arterial	100 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS	Neighborhood Center	Growth	Retail
East	CH	Neighborhood Center	Growth	Vacant retail
South	RS-3	Existing Neighborhood	Stability	Single family residential / office
West	RS-3	Existing Neighborhood	Stability	Single family residential

**SECTION III: Relevant Zoning History**

**History: Z-7639**

**ZONING ORDINANCE:** Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

***Subject Property:***

**SA-3 April 2018:** All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

**BOA-1465 June 1942:** The Board of Adjustment **approved** two duplexes and one four-family apartment on 180 feet along North Cincinnati Avenue, on property located at --.

***Surrounding Property:***

**SA-3 April 2018:** All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

**BOA-18682 March 2000:** The Board of Adjustment **deny** a *Appeal of Building Inspector's decision* that this proposed liquor store is over 300' from an existing liquor store, on property located at 2616 North Cincinnati.

**BOA-18343 March 1999:** The Board of Adjustment **approved** a *Variance* to permit the required 150' frontage on an arterial street to 105' in a CS District, on property located at East of Northeast corner East Apache and North Cincinnati.

**BOA-17159 September 1995:** The Board of Adjustment **deny** a *Special Exception* to permit a residence in a CS zoned district, on property located at 2621 North N Boston Place.

**BOA-16959 April 1995:** The Board of Adjustment **denied** a *Special Exception* to permit automobile repair, automobile sales and a residential use in a CS zoned district, on property located at 2621 North Boston.

**BOA-16059 June 1992:** The Board of Adjustment **approved** a *Variance* to permit the required setback from the centerline of East Apache Street from 100' to 85' & **approved** a *Variance* of the required 50' setback from the centerline of

East Apache Street to 40' to permit two signs, on property located at 2605 North Cincinnati.

**BOA-13827 December 1985:** The Board of Adjustment **approved** a *Variance* to permit setback requirement from the centerline of Cincinnati Avenue, from 100' to 50' and from 100' to 40' from the centerline of Apache Street & **approved** a *Variance* to permit an existing building and a planned addition, on property located at 2606 North Cincinnati Avenue.

**BOA-11946 September 1982:** The Board of Adjustment **approved** a *Special Exception* to permit a car wash in a CS District and **approved** a *Variance* to permit the setback from Apache Street from 100' to 50'; and **approved** a *Variance* from Cincinnati Avenue from 100' to 77.6', on property located at 2606 North Cincinnati Avenue.

**BOA-2777 January 1956:** The Board of Adjustment **approved** for permission to establish a private home for girls, ages 8 to 18, on property located at 2606 North Martin Luther King JR Blvd East.

**BOA-2542 April 1954:** The Board of Adjustment **approved** a request to permit a two-story garage, lower floor for cars, upper floor for living quarters, on property located at 2538 N Boston Place East.

**The applicant was not present.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 6 members present:**

On **MOTION** of **REEDS**, the TMAPC voted 6-0-0 (Bayles, Blair, Reeds, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Covey, Craddock, Kimbrel, Krug, Zalk, "absent") to recommend **APPROVAL** of the CS zoning for Z-7639 per staff recommendation.

**Legal Description for Z-7639:**

LT 1 BLK 1 & N30 S150 N330 E170 NE NE NE SEC 26 20 12 .11AC, WINTER VIEW HGTS

\* \* \* \* \*

**6. Z-7623 (Amended) Malcolm Rosser** (CD 6) Location: South and east of the southeast corner of East Admiral Place and South Lynn Lane Road requesting rezoning from **AG to RS-4 with an optional development plan** to allow single residential development with a wide range of lot sizes (City Council remanded

back to Planning Commission for reconsideration of less intense residential zoning)

**STAFF RECOMMENDATION:**  
**SECTION I: Z-7623 (Amended)**

**APPLICANTS DEVELOPMENT CONCEPT:**

Development of 90-acre parcel for residential single-family homes, with a variety of lot sizes. Property is currently zoned AG. Overall density will be lower due to significant floodplain areas on the property that will limit the amount of developable area in the property. Retaining that open space will result in significantly lower housing density than if the flood plain and drainage areas channels were placed underground

**DETAILED STAFF RECOMMENDATION:**

Z-7623 requesting RS-4 zoning allows single family residential uses that are compatible with the existing surrounding properties and,

Lot and building regulations identified in the provisions of the optional development plan allow larger lot sizes than minimum RS-4 requirements and those lot and building regulations are consistent with the anticipated future development pattern of the surrounding property and,

The optional development standards defined in Section II is consistent with the development plan standards defined in the Tulsa Zoning Code and,

Lot and building regulations in Z-7623 are consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7623 to rezone property from AG to RS-4 with the provisions outlined in the optional development plan defined below.

**SECTION II: OPTIONAL DEVELOPMENT PLAN**

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an RS-4 district with its supplemental regulations, except as further refined and restricted below. All use categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

**PERMITTED USE CATEGORY**

**A) RESIDENTIAL**

Household Living (if in allowed building type identified below)  
Single household

B) PUBLIC, CIVIC, AND INSTITUTIONAL

Natural Resource Preservation  
Safety Service  
Utilities and Public Service Facility (minor)  
Wireless Communication Facility (building or tower-mounted antenna)

C) COMMERCIAL

Lodging (short-term rental)

D) AGRICULTURAL

Community Garden

RESIDENTIAL BUILDING TYPES

Single household  
Detached house

OPEN SPACE

The areas that include the flood plain as illustrated on the concept plan provided will remain undisturbed except where street crossings, multipurpose trails, utilities and where stormwater detention areas are required. The vegetative undergrowth, trash, flood debris may be cleared and cleaned but tree cover in these areas will remain undisturbed.

Preservation of open space is an important part of the application and will be maintained as part of the Optional Development Plan standards.

**SECTION III: Neighborhood Engagement**

The applicant has participated in public meetings about proposed residential development and has met privately with interested neighborhood associations and surrounding property owners.

The neighborhood areas surrounding this site have been organized and been involved with planning commission staff during the process for months.

The applicant has met with Councilor Dodson and the neighbors. In response to those meetings the applicant and has provided a simple development plan that allows single family detached housing and commits to large open space areas.

During the process leading up to the planning commission meeting staff has also independently met with members of the surrounding properties.

Staff Summary: Property owners in the surrounding community are generally opposed to the lot sizes being proposed. It is clear that the surrounding property owners are not opposed to residential development and generally support development with AG-R or RE sized lots as an effort to integrate residential uses into the rural residential area especially along Lynn Lane.

Much of the opposition included discussions about lack of public infrastructure that may not support increased population and housing density. Lynn Lane (S. 177<sup>th</sup> East Avenue) and 11<sup>th</sup> street are flooded during heavy rain events.

#### **SECTION IV: Supporting Documentation**

##### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

Staff Summary: *The site abuts existing neighborhood land uses and is bisected by a flood plain that will significantly affect site development opportunities. The abutting RS-3 properties were developed with stub streets that anticipated street connectivity. Street connectivity is an important component of the comprehensive plan and connection to those existing stub streets will be required during the subdivision development process. The proposed RS-4 district allows lots as small as 5500 square feet and is consistent with the New Neighborhood land use designation.*

##### **Land Use Vision:**

###### *Land Use Plan map designation: New Neighborhood*

The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or New Neighborhood or Town Center.

###### *Areas of Stability and Growth designation: Area of Growth*

An area of growth is a designation to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

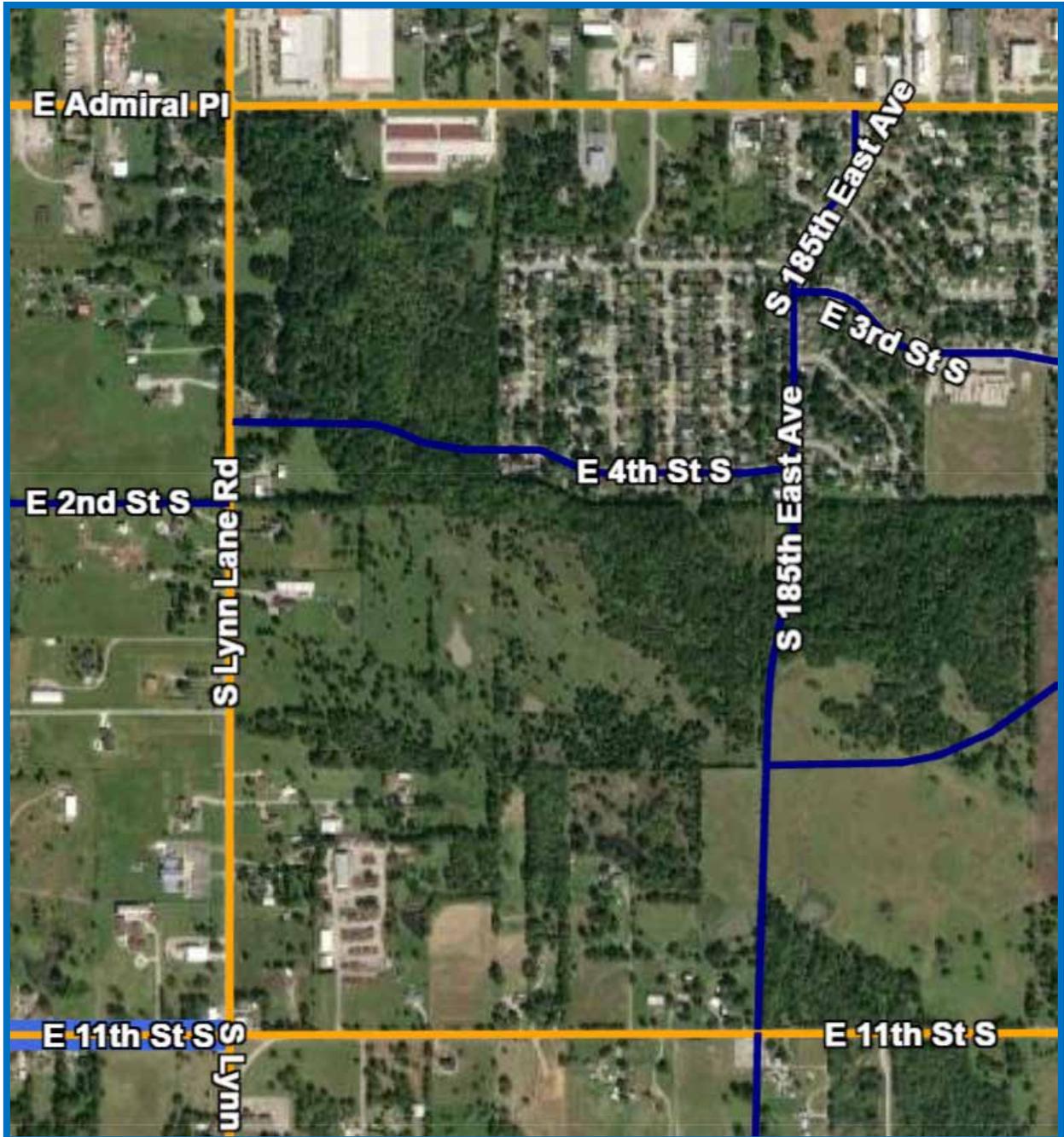
Transportation Vision:

*Major Street and Highway Plan:*

South Lynn Lane Road and East 11<sup>th</sup> Street are both considered a secondary arterial and planned for 4 lane traffic as population increases. Street right of way will be dedicated for future planned arterial street improvements. The City of Tulsa arterial street improvements are not generally included as part of the developer infrastructure requirements and staff is not aware of immediate plans for widening of Lynn Lane.

4<sup>th</sup> Street is considered a residential collector and the major street and highway plan and currently stubs into the east boundary of this site. The collector street requires a minimum of 60 feet of street right-of-way and wider pavement than the minimum residential street section.

*East 4<sup>th</sup> Street and South 185<sup>th</sup> East Avenue are considered a residential collector. 4<sup>th</sup> street will be constructed by the developer as part of this planned development but will end up in a different configuration than shown on the major street and highway plan. Those alignments will be identified during the subdivision compliance review process.*



*Trail System Master Plan Considerations:* The trail system master plan does not provide guidance for trail plans in the flood plain area however the regulatory flood plain provides an opportunity for developers to include park and trail amenities that can be used by the surrounding property owners.

Small Area Plan: This site is included in the East Tulsa Neighborhood plan that was adopted in 2005. That plan has not been included in the current Tulsa Comprehensive plan however the plan is still referenced as part of any zoning consideration if it is included in the detailed study area.

This site is approximately 2 miles east of the detailed study so no additional recommendations are included in the zoning analysis.

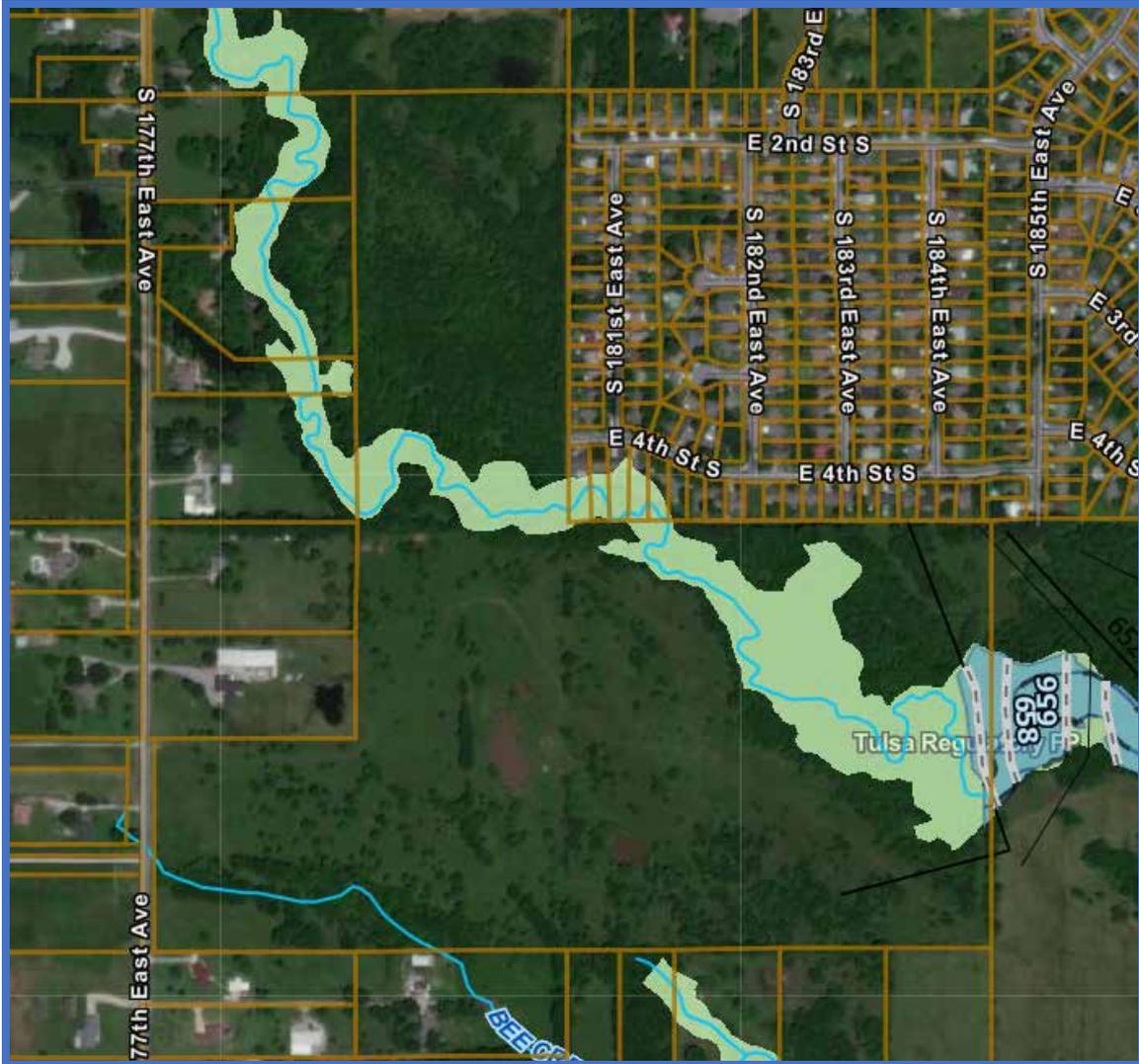
Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site is undeveloped with rolling terrain and a mix of wooded areas and open fields on the north and east portions of the site and in the spunky creek tributary flood plain areas.*

Environmental Considerations: This site is bisected by a tributary of Spunky Creek and the site design will be affected regulatory flood plain. Current flood maps show the FEMA flood hazard mapping ending near the east edge of this property. Preservation of the natural character of the flood plain and drainage areas is an important part of the development plan for this site. Preservation of the open space as illustrated on the concept plan included in this staff report is part of the Optional Development Plan standards in Section II.



Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Lynn Lane Road	Secondary Arterial	100 feet	2
East 2 <sup>nd</sup> Street South	None	50 feet	2
East 4 <sup>th</sup> Street South	Residential Collector	60 feet	2

Utilities:

The subject tract has municipal water and sewer available. Sanitary sewer main line extensions are anticipated.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-1 and RS-3	Mixed Use Corridor and existing neighborhood	Stability where the existing neighborhood abuts the site: Growth in all other locations	Single family residential in the northeast quadrant of the site Undeveloped elsewhere
East	RD, RS-3 and AG	Existing and New Neighborhood	Stability where the existing neighborhood abuts the site: Growth in all other locations	Single family residential in the northeast quadrant of the site Undeveloped elsewhere
South	RS-3 and AG	New Neighborhood	Growth	Large lot undeveloped and residential
West	RS-1 and AG	New Neighborhood	Growth	Large lot undeveloped and residential

## SECTION V: Relevant Zoning History

*Staff Summary of recent history:* The original application for Z-7623 sought RS-5 zoning for the subject property. The applicant subsequently amended the application to provide development standards with an Optional Development Plan. The TMAPC recommended denial of the application, and the applicant sought a hearing by the City Council. At its meeting on December 8, the City Council voted to remand the case to the TMAPC for consideration of a less intensive zoning classification. A less intensive zoning classification would include any of the following: RS-4, RS-3, RS-2, RS-1 or RE.

The neighborhood engagement process has identified AG-R or AG as an acceptable option. The public notice process has never included those options and would require a new application.

### **Subject Property:**

**ZONING ORDINANCE:** Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

### **Surrounding Property:**

**Z-7327 June 2016:** All concurred in approval of a request for *rezoning* a 4.6+ acre tract of land from AG/OL to CS on property located East of SE/c South 177<sup>th</sup> East Ave. and East Admiral PI N.

**BOA-20554 August 2007:** The Board of Adjustment **approved** a *Variance* to permit minimum average lot width required in the AG district (Section 303), per plan, with condition for a copy of the right-of-way dedication to be submitted for the record after City Council approval; finding the hardship to be topographic because of the nature of the drainage and existing pond and finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; on property located at 345 South Lynn Lane Road East.

**BOA-19817 May 2004:** The Board of Adjustment **approved** a *Special Exception* to permit a church and accessory uses in an AG zoned district, with conditions: no daycare center or school; comply with all codes and meet all requirements of Storm Water Management Department and Department of Environmental Quality regarding sewage system, on property located at 944 South 177<sup>th</sup> East Avenue.

**Z-5719 June 1982:** All concurred in **approval** of a request for *rezoning* a 4.59+ acre tract of land from RS-1 to CS & AG on property located East of the SE corner of South 177<sup>th</sup> East Avenue and East Admiral Place.

**BOA-9891 March 1978:** The Board of Adjustment **approved** a *Variance* to permit the rear yard requirements from 20' to 16' per plot plan submitted, on property located at 18106 East 3<sup>rd</sup> Street.

**BOA-9460 April 1977:** The Board of Adjustment **approved** a *Variance* to permit the side yard requirements from 10' to 5' to permit 5' on each side of the structures, subject to the elevations of Lots 17-21, Block 7, being approved by the City Engineer, in an RD District, on property located at South 181<sup>st</sup> East Avenue between 2<sup>nd</sup> Street and 4<sup>th</sup> Street.

**BOA-4891 December 1965:** The Board of Adjustment **grants** a *permission* to permit off street parking for church use in a U-2-A District on Lots 17 through 24, inclusive, Block 11, Capitol Hill Second Addition, on property located at Lots 17-24, Block 11, Capitol Hill 2<sup>nd</sup> ADDN.

Mr. Walker asked what staff recommendation was in October. He stated he knew TMAPC denied the RS-5.

Staff stated at the October meeting staff recommended approval of RS-5. He stated there was discussion during that meeting to include a buffer and he thinks there will be more discussion of that today.

Mr. Blair stated the diagram in the optional development plan at this stage is very conceptual but the open space plan is an important component and the conceptual diagram is very vague.

Staff stated a development plan sometimes is very specifically defined, but in this case a majority of this land is inside a regulatory floodplain so it's unlikely that those boundaries would ever be designed and the details of the lot line configuration and the detention ponds specifics will be managed during the subdivision plat. process. He stated having the concept identified in the development plan that will be regulated in more detail, staff felt comfortable having a softer boundary than you might tend to place otherwise.

**Applicant Comments:**

**Mac Rosser** 321 S Boston, STE 500 Tulsa, OK 74103

The applicant stated this application was before TMAPC in October of 2021 so Commissioners are already familiar with the property. He stated what they are proposing is the development of detached single family homes. The applicant stated they originally requested RS-5 zoning with an optional development plan that would allow for 50 foot lots around the exterior perimeter of the property and 35 foot lots in the interior. He stated they met with the neighbors and talked about that plan and answered their questions. He stated on October 20, 2021 the application was heard by the Planning Commission and they voted to deny the RS-5 zoning. The applicant stated they subsequently filed an appeal with the City Council asking them to go ahead and hear the application. He stated he reached out to Councilor Dodson since this property is in her district and spoke with her about the neighbors' concerns and her views. The applicant stated Councilor Dodson told him that RS-4 zoning would be more palatable and that she would likely propose that the application be remanded back to Planning Commission. He stated on December 17 Councilor Dodson had a Town Hall meeting with the neighbors and the applicant presented a revised conceptual plan based on the RS-4 zoning and talked more about the neighbors' concerns. The applicant stated Counselor Dodson spoke and several representatives from the City were present to address concerns and answer questions. He stated there was a representative including the Tulsa Police Department, the head of the Working in Neighborhoods Department and Paul Zachary, director of Engineering Services for the City of Tulsa. The applicant stated one of the things Mr. Zachary mentioned that the applicant feels is important because there were concerns from the neighbors about Police and Fire safety was that if you want better police protection, fire protection or infrastructure this is how you get it by developing the area. The applicant stated he submitted a revised application to The Planning Office requesting rezoning to RS-4 after his conversation with Councilor Dodson. He stated the new application presented is based on the 50 foot exterior lots and 35 foot interior and that is what is being proposed today.

**Megan Pascoe** 5323 South Lewis Avenue, Tulsa, OK

Ms. Pascoe stated her firm, Tanner Consulting is the civil engineer for this project. She stated the current site plan shows approximately 264 lots and approximately 30 acres of open space. She stated that is about 30% of the total land area that would be left open due to floodplain. Ms. Pascoe stated they are asking for RS-4 zoning which would be 50 foot lots and with the optional

development plan with a maximum of 264 homes with a price range of minimum \$200,000. She stated there will be an HOA in place that will maintain the open space and all residents will have access to the open space and reserve area. Ms. Pascoe stated according to the Growth and Stability map in the Tulsa Comprehensive Plan the subject area is an Area of Growth. She stated the Comprehensive Plan Land Use map is designated as New Neighborhood. Ms. Pascoe stated there's good access from this proposed development to the highway for workforce housing. She stated the Comprehensive Plan defines new residential neighborhoods as approximately four units per acre on average. Ms. Pascoe stated their proposed site plan of 264 homes over 90 acres comes out to just over 2.9 units per acre, which is less than RS-1. She stated while our lots are a little smaller the overall density of this development is below RS-1 standard. Ms. Pascoe stated another question that comes up a lot is why are we including the floodplain in this number when you can't develop in the floodplain? She stated the answer to that is as engineers and as part of the process they could get rid of the floodplain or minimize that floodplain and gain back a lot of the usable space, but that's not what they want to do here. She stated they want to leave a lot of it more open and natural. Ms. Pascoe stated there are some areas of the City that have been called out as parks and open space, these are unusable areas that the City is determined won't be used for development. But the floodplain on this property has not been called out as park and open space. Ms. Pascoe stated per the Comprehensive Plan East Tulsa is going to account for 32% of new households by area. That's the biggest number compared to Downtown, Midtown and South Tulsa. She stated East Tulsa is slated to have the highest growth moving forward and that's because that's where the land is. East Tulsa has a lot of land and a lot of opportunity. Ms. Pascoe stated East Tulsa is also slated to have 37% of new jobs by area, so East Tulsa is a growing area it's where people are going to be moving to it's going to be the next big spot.

Mr. Reeds and Mr. Blair asked what number of lots were proposed under the previous RS-5.

Ms. Pascoe stated she believes it was 351 lots.

**Interested Parties:**

**Jim Turner** 1719 South Rockford Avenue, Tulsa OK

Mr. Turner stated he is here representing his father's estate at 631 South Lynn Lane. Mr. Turner stated his property is in the elbow on the map, and so is probably the most effected properties around the development. He stated he is a licensed architect, licensed in 48 states, and has extensive development experience over the last 40 years. He stated he is also a 20 year plus Commissioner with the Tulsa Preservation Commission so he is familiar with the very dense neighborhoods that they oversee. Mr. Turner stated his family feels that the zoning change is inappropriate for the area because of the negative effect it will have on the entire area. He stated this is due to the inappropriately high density and the contrast between the AG zoning that exists now and the RS-

4 that is being proposed. He also thinks it's a little bit disingenuous to say that the units per acre are less because of the floodplain area because the floodplain area is not where the density is going to occur. Mr. Turner stated they are not allowed to build in the floodplain area so the density comes from the number of houses that they're trying to put onto the subject property. He stated his family as well as all the neighbors that he has spoken to are not against residential development in that area, just not the highest density that the city allows or the second highest density that the city allows. Mr. Turner stated a more appropriate zoning would be larger lot sizes that would allow more buffering between the ranchette size properties that are around the subject property. He stated everyone in the area moved there so that they can have large animals and have property with open space, they did not move there to be up against 20 houses. Mr. Turner stated in the last 25 years all the residential development in the area has been large houses on large properties, not small residential developments. Mr. Rosser has met with the neighborhood a few times and everything that Mr. Turner has heard from the neighborhood was negative against the development and very few of the comments that have been made have been addressed by the applicant.

Mr. Walker asked what density he thought the subject property should be.

Mr. Turner stated the neighborhood has discussed this and the general consensus is half-acre or larger around the perimeter.

**Carol Best** 535 South Lynn Lane Road Tulsa, Oklahoma 74108.

Ms. Best stated her property abuts this development. She stated she owns horses and has 330 feet across her pasture and at 50 feet per lot size that means she will have 6.5 houses across her back pasture and horses are considered an attractive nuisance. Ms. Best asked what protection does she have that kids won't climb over the fence to pet or feed the horses or try to ride the horses without permission. She stated if anything happens to the kids, which she would hate to see, she is liable. Ms. Best stated the horses were here first and she wants protection for her horses. There are other properties along 11th Street that have horses, goats, sheep, chickens, and other animals that would be similarly affected. She stated she is not against residential but agrees that AG-R or RE would be a much better fit. Ms. Best stated the last two years there has been so much rain her ground was so saturated that she had water welling up inside her pasture. She stated if you add 200 plus houses to that it's going to affect groundwater and ground saturation if we have another rainy year. Ms. Best stated at the last meeting the applicant mentioned that there's two areas on 31st Street and Lynn Lane and 193rd Street that have been granted RS-5 zoning but construction has not started on those and they are different than this area because there are no houses around that area. She stated Planning Commission mission statement talks about harmonious development and putting a bunch of small lots up against areas that are already larger 5 or 10 acre lots doesn't make a harmonious development. Ms. Best stated she is not against development but

would prefer half or one acre lots, especially around where there's already properties.

**Dennis Henson** 726 South Lynn Lane, Tulsa, OK 74108

Mr. Henson stated he owns 30 acres directly across the lane from that proposed entrance to the referenced 90 acres. He stated he would ask Planning Commission to deny this application just as they did last time. Mr. Henson stated the representatives for the developer went back to the neighbors and tried to work out something. Mr. Henson stated there was a slight change from 370 houses to now 264. He stated at the next meeting with the neighbors the applicant presented the improved development plan. He stated the applicant didn't ask for any information from the neighbors or request a single suggestion. Mr. Henson stated many of the people in this area have \$500,000-\$1,000,000 homes. He stated this is an opportunity to have an estate development right here in East Tulsa, something that would be an envy nationwide. Mr. Henson stated they don't want this high density housing but this request is not about what the local residents seem to want it's more about what the developer wants to push through. He stated at the last meeting there was a discussion about the negative impact and there were photos shared. Mr. Henson stated according to the TMAPC mission statement, your charge is to enhance and preserve the quality of development for the surrounding property owners for the current residents and the future residents. He stated this development does not enhance our property or our life. He stated this does not preserve our quality of life. Mr. Henson stated he asked specifically both engineering and the attorney working on this and they both told him that neither one of them will live in or near this development. He stated he will repeat the neighbors on and near this development do not want this development as it stands.

**Bruce Denny** 905 South Lynn Lane Road, Tulsa, OK 74108

Mr. Denny stated he was speaking for himself and the Lynn Lane Neighborhood Association. He stated there was at least 65 signatures against this as it's being presented as an RS-4. He stated there was about 120 before maybe 140 as an RS-5. Mr. Denny stated it just doesn't fit in this neighborhood. He stated everything along Lynn Lane with a few commercial exceptions, is large multiple acre lots with nice single family detached ranch style houses. Mr. Denny stated there is some RS-1 but it is still multiple acreage. He stated 85% of this area is surrounded by AG and RS-1. He stated about 30% of it's in the floodplain. Mr. Denny stated all the water drains into Spunky Creek basin and what happens above the creek does affect what happens downstream. He stated they are not against new neighbors it just needs to be bigger lots. Mr. Denny stated they are asking for one acre lots along the west side and along the south side, and then a good healthy mixture of half-acre residential estates through the middle. He stated larger lots promote upscale homes that pay more taxes.. Mr. Denny stated they have half million dollar homes on 11th Street and on Admiral now and this has been the trend the last few years. He stated people want the trees, the nature, and the open areas. He stated the new proposal of RS-4 zoning is just a

slight repackage of one of the RS-5 versions that was brought to Planning Commission back in October 2021 and TMAPC had the good sense to say 100% deny that proposal. Mr. Denny stated there are existing stormwater issues in the in the area and they are concerned about additional rooftops and concrete making this worse. He stated what's wrong with some open ground for absorption and what's wrong with some open green space to help with that issue. Mr. Denny stated they met with a few City Councilors and Councilor Cue told him that she has RS-1 in her area district and it fits in with the surrounding areas. He asked Planning Commission to not allow this high density RS-4 zoning just so a developer can make more money on a high volume project. He stated ask yourself is RS-4 really good for this area and does it fit and would this promote the quality of life and livability of East Tulsa. Mr. Denny asked would this enhance and preserve the quality of life for the region's current and future residents.

Mr. Walker asked would RS-3 satisfied the neighbors.

Mr. Denny stated RS-3 lots are 6900 square feet and RE lots are around 22,000 square feet. He stated that is three times as big as an RS-3. He stated he understands what an RS-3 lot is he grew up on one and by the time you put a house, a couple of cars and a backyard shop it was full and that's the objection it is not what fits in this area, it's not a bad lot some elsewhere.

Mr. Walker asked if the consensus of the neighbors were half acre lots.

Mr. Denny stated "at least".

**Matt Edwards** 532 South Lynn Lane Road, Tulsa, OK 74108

Mr. Edwards stated he owns 2 homes on approximately 10 acres located on the west side of Lynn Lane just across from the subject development. He stated he purchased the land about 10 years ago and it had an older house on it in poor condition and he fully rehabilitated the older house and build a large custom home next to it about five years later because that is what was happening in that area of Lynn Lane and 11th Street. Mr. Edwards stated since then he has built a large barn and pool. He stated the house along with most of the houses that have been developed in the area are in the \$750,000 range. Mr. Edwards stated 2 houses were just completed on the south side of 11th Street, which would be just across from this development and those are on five acres plus and those are probably in the \$750,000 to \$1,000,000 range. He stated this area is very active with people purchasing land and developing 3 to 10 acre lots and building nice homes. He stated if this rezoning doesn't go through he knows this land will be developed and it will probably be developed the same way land is being developed in the area now it will be split up and several homes will be built on ten acre or five acre tracts or someone may buy it and just build one house. That is the way the land is being developed right now, it's not stagnant. Mr. Edwards stated he agrees with Mr. Denny's proposal of half acre and one acre lots. He

stated this proposal is not much different than what the applicant proposed the first time and it's kind of insulting to him and probably to Planning Commission that they keep throwing out this number of so many houses per acre when they keep dividing that into 90 acres when they are not developing 90 acres they are only developing 60 acres. Mr. Edwards stated that ratio they keep presenting to make it sound like this is so not dense is the complete opposite of that and the reason they don't want to develop the other 30 acres is it's too expensive to develop the floodplain. He stated when you divide out the actual number of homes into what they plan on developing it is 4 or 5 homes per acre. Mr. Edwards stated it's also not fair for the applicant to speak on the City Councilors behalf because they are not here to confirm. He would ask that Planning Commission vote the way it did last time and deny this application.

Mr. Walker asked if Mr. Edwards thought RS-3 would accomplish what the neighborhood needs.

Mr. Edwards stated "no". He stated everyone wants it to be developed, they see the advantage but they also see that developing it incorrectly could harm them.

**Applicant Rebuttal:**

The applicant stated to clarify the City Council did not vote on the original application, they remanded it back to the Planning Commission. He stated on the comment of this development not fitting this area, this is the first modern residential development. The first one is always going to be different from the existing agricultural type whether it's residential or not. The applicant stated if Planning Commission said no they could not allow anymore development because it doesn't fit then there would never be any new development and this area would stay just the way it is. This is a large piece of property, it is 90 acres and if a for sale sign is put out front, it won't attract the kind of buyers that just drive by looking for a house. The applicant stated If there were other developers that would do this, as Mr. Denny and the neighbors have proposed, where are they. He stated with respect to Councilor Dodson he was glad to meet with her and he doesn't want to speak to what she said or what she wants but he can say that they spoke with her about this project. The applicant stated he was certainly available to answer any questions anybody had about this and Mr. Denny and others in the neighborhood have his contact information.

Mr Walker stated looking at the map neighbors make a compelling argument on this not fitting in with the surrounding area development. He stated without the RS-3 to the north he is not sure staff would support this application.

The applicant stated he did not want to speak for Staff but thinks it's always difficult when you're in a wide open area like this. He stated what zoning do pick the RS-3 that's there has been there for a long time and the neighbors don't like that zoning either.

Mr. Blair asked why the applicant didn't try an approach that is a little more of a transition from that existing RS-3 to the large lot. He stated maybe the transition is not RE to AG-R but maybe it's RS-3 to RE. Mr. Blair asked if it was just a matter of pure economics and the deal won't close and it can't happen if the zoning stays as it or is there an opportunity to discuss a transition from what's there on both sides instead of that abrupt line between the large lot and AG to RE

The applicant stated he understands what Mr. Blair is saying but thinks that it would be difficult. He stated you have to look into the future 20 years from now and if this area develops the way the City would like it to then it will be developed as residential and then those transition areas don't serve any purpose. He stated there's a lot of discussion over the floodplain but they are buying 90 acres of land, they're developing 90 acres of land. The applicant stated you can look at the density in different ways, just the areas where houses are built and the overall but he thinks you've got to look at the overall site the full 90 acres.

Mr. Reeds stated with the RS-4 the lots are down to 264 from 351. Mr. Denny's proposal puts the lots at 150. He stated the difference is 114 lots and asked if there was some middle ground that the applicant and the neighborhood could agree on where the perimeter was the larger lots and then end up with 200 lots and just lose 64. Mr. Reeds stated instead of trying to sell these 200 lots at a \$200,000 base point as an RS-4 sell them at \$450,000 basis point as mixed use.

The applicant stated the developer thinks they have made some concessions to RS-4. He stated whether there's any room over and above that, he can't say. The applicant stated he doesn't want to be obstinate about it but we are asking for RS-4, that's one click away from the existing RS-3 and it's within the parameters of the Comprehensive Plan as an Area of Growth. He stated he understands the neighbors' concerns they like what they've got now but eventually this area is going to be developed and he doesn't think RS-4 is unreasonable in terms of the size.

Ms. Pascoe stated she noticed a lot of people were concerned about the increased impervious area and that is something that she deals with on a daily basis and that would 100% be accounted for. She stated as far as stormwater goes Tanner Consulting does developments like this all day long. They work with a lot of different developers in this area and stormwater would not be an issue for this development.

Mr. Denny stated he wanted to make Commissioners aware that he had sent his proposal to the applicant back in September so this isn't something that he just got hit with. He stated south of the subject site on Lynn Lane about 12th Street, there's a two lane bridge that is being replaced and that's their 25 year outlook.

They are just simply replacing a two lane bridge with a two lane bridge so they don't see a great big explosion out here.

Mr. Walker asked if staff's recommendation was approval of RS-4.

Staff stated "yes".

Mr. Blair stated he likes the concept of the transition between the RS-3 but as he looks at the diagram he doesn't think it is to scale. He stated he doesn't think 150 RE lots just doing the rough square footage calculation.

Staff stated it's easy enough to do the math, but by the time you take out street's rights of way and all the other things that subtract from the lot yield it's really hard to predict.

Mr. Reeds asked if there was any discussion of Mr. Denny's plan from Staff point of view making a transition area.

Staff stated Mr. Denny and the neighborhood has been very involved in this for a long time and there was a discussion of this concept multiple times on how a transition might be made and the importance of infill development and how to integrate that into existing development patterns.

Mr. Walker asked if the applicant would consider a continuation to further discuss this. He stated he would like to find a solution instead of a denial.

The applicant agreed.

**TMAPC Action; 6 members present:**

On **MOTION** of **REEDS**, the TMAPC voted 6-0-0 (Bayles, Blair, Reeds, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Covey, Craddock, Kimbrel, Krug, Zalk, "absent") to **CONTINUE** Z-7623 to March 2, 2022.

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**PUBLIC HEARING – PLATS**

**7. Crosstown Industrial No. 2** (CD 3) Preliminary Plat, Location: East of the southeast corner of East Pine Street and North Garnett Road

**STAFF RECOMMENDATION:**

**Crosstown Industrial No. 2** - (CD 3)  
East of the southeast corner of East Pine Street and North Garnett Road

This plat consists of 17 lots, 2 blocks on 28.71 ± acres.

The Technical Advisory Committee (TAC) met on January 20<sup>th</sup>, 2022 and provided the following conditions:

1. **Zoning:** All property contained within the subdivision is zoned IL(Industrial-Light). The proposed lot conforms to the requirements of the IL district.
2. **Addressing:** Label lot with assigned address prior to submittal of final plat.
3. **Transportation & Traffic:** New public streets, sidewalks, drives, and ADA ramps have been approved through IDP.
4. **Sewer:** Sewer main extensions approved through IDP.
5. **Water:** Water main extensions approved through IDP.
6. **Engineering Graphics:** No comments.
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Storm sewer improvements approved through IDP.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities release letters have been received.

Staff recommends **APPROVAL** of the preliminary plat subject to a final release from the City of Tulsa including City Legal, City Engineering, and Development Services being received prior to signature and recording.

**The applicant indicated his agreement with staff's recommendation through email to staff.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 6 members present:**

On **MOTION** of **REEDS**, the TMAPC voted 6-0-0 (Bayles, Blair, Reeds, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Covey, Craddock, Kimbrel, Krug, Zalk, "absent") to **APPROVE** the Preliminary Subdivision Plat for Crosstown Industrial No. 2 per staff recommendation.

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**OTHER BUSINESS**

**8. TMAPC's Reappointment to the River Parks Authority – Marvin Jones**

On **MOTION** of **REEDS**, the TMAPC voted 6-0-0 (Bayles, Blair, Reeds, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Covey, Craddock, Kimbrel, Krug, Zalk, "absent") to recommend **APPROVAL** of the reappointment of Marvin Jones Jr. to the River Parks Authority.

**9. Commissioners' Comments**

None

\* \* \* \* \*

DRAFT

**ADJOURN**

**T TMAPC Action; 6 members present:**

On **MOTION** of **REEDS**, the TMAPC voted 6-0-0 (Bayles, Blair, Reeds, Shivel, Walker, Whitlock, "aye"; no "nays"; none "abstaining"; Covey, Craddock, Kimbrel, Krug, Zalk, "absent") to **ADJOURN** TMAPC meeting of February 2, 2022 Meeting No. 2859

**ADJOURN**

There being no further business, the Chair declared the meeting adjourned at 2:25 p.m.

Date Approved:

\_\_\_\_\_

\_\_\_\_\_

Chair

ATTEST: \_\_\_\_\_

Secretary